

REDMOND RIDGE AND TRILOGY OFF-SITE ROAD MITIGATION PROJECT SUMMARY

PROJECT DESCRIPTION	PROJECT NUMBER	PROJECT TRIGGER	STATUS	ESTIMATED COMPLETION
COMPLETED PROJECTS				
A1-1: Novelty Hill Road @ 214th Avenue NE and 218th Ave. NE , Turn lanes and sight distance enhancements.	L99R0021	1,200 vph(2-way) on Novelty Hill Rd between 208th NE and RR.	Completed	Completed
A1-2: Novelty Hill Road @ 208th Avenue NE traffic signal and turn lanes.	L99RW338	125 Single Family DU constructed and occupied on UPD sites	Completed	Completed
A1-3: Novelty Hill Road @ Redmond Road Turn lanes and sight distance enhancements.	L99R0022	125 Single Family DU constructed and occupied on UPD sites	Completed	Completed
A1-4: Novelty Hill Road @ Avondale Road Modify signal and channelization.	N/A	125 Single Family DU constructed and occupied on UPD sites	Completed	Completed
C: NE 133rd Street (Blakely Ridge to 218th Avenue NE) Minor widening, shoulder improvements, sight distance and turn lanes.	L00RW015	1,350 vph (eastbound only) on Novelty Hill Rd. east of 208th Ave. NE. North Back Door	Completed	Completed
D: 238th Avenue NE (Redmond Ridge to Union Hill Road) Widening, shoulder and landscaping improvements.	L00RW028	1,350 vph (eastbound only) on Novelty Hill Rd. east of 208th Ave. NE. South Back Door	Completed	Completed
G: 208th Avenue NE @Union Hill Road Interim traffic signal	L99RW344	When 100 peak hour trips from UPDs combined impact intersection	Completed	Completed
H2 : 238th Avenue NE @ Union Hill Road (South) Realign road, replace culvert, sight distance and shoulder widening.	L00RW025	Prior to Redmond Ridge Drive connecting to 238th Ave. NE South Back Door	Completed	Completed
I: 238th/236th Avenue NE (SR 202 to Union Hill Road) Widen shoulders.	L00RW025	Peak traffic volumes on 236th Ave. NE reach 700 vph (2-way) South Back Door	Completed	Completed
J1: NE 133rd Street (218th Avenue NE to Bear Creek Bridge) Interim shoulder, turn lanes, and sight distance.	L00RW018	When Trilogy connects to NE 133rd St. & 700 peak vph on NE 133rd St. North Back Door	Completed	Completed
L: Novelty Hill Road Frontage @ Redmond Ridge Widening, turn lanes, bike path, sidewalks and signals. (Obligation for Redmond Ridge only)	L98R019	Redmond Ridge Division 1A	Completed	Completed
PROJECTS UNDER CONSTRUCTION				
none				

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PROJECTS UNDER REVIEW				
B: Novelty Hill Road (Blakely Ridge to West Snoqualmie Valley Road) Shoulder widening.	L00RW019	When 100 peak hour tips from UPDs combined impact roadway	Under KC review	2003
OTHER JURISDICTION & KC CIP PROJECTS				
R1: Novelty Hill Road @ Avondale Road Widen roadway and intersection.	N/A	King County CIP project contract	Quadrant to pay fair share	2006
R2: Avondale Road @ 180th Avenue NE Signal.	N/A	Issuance of 1,125 du building permits for Trilogy UPD	Quadrant to pay fair share	Installed
R3: Avondale Road @ Union Hill Road Northbound turn lane.	N/A	Issuance of 100 du building permits for Trilogy UPD	COR project Quadrant paid fair share	2005
R4: Union Hill Road (178th to 188th Avenue NE) Widen roadway to 5 lanes w/curb, gutter and sidewalk.	N/A	100 single family du permits for Redmond Ridge along with completion of City of Redmond analysis and design	COR project Quadrant to pay fair share at COR request	2003
H1: 238th Avenue NE @ Union Hill Road (North) Realign intersections and all way stop or possible traffic signal.	N/A	South Back Door open	KC CIP Project Quadrant paid fair share	2004
J2: NE 133rd Street (218th Avenue NE to Bear Creek Bridge) Finalize roadway, shoulders, turn lanes, and non-motorized bridge.	N/A	North Back Door	KC CIP Project Quadrant to pay fair share unless J1 is constructed	2004
E: Novelty Hill Road at West Snoqualmie Road Traffic signal and turn lane	N/A	When 100 peak hour tips from UPDs combined impact intersection	KC CIP Project Quadrant to pay fair share	TBD
F: West Snoqualmie Road at NE 124th Street Traffic signal and turn lanes	N/A	When 100 peak hour tips from UPDs combined impact intersection	KC CIP Project Quadrant to pay fair share	TBD
A2: Novelty Hill Road Additional lanes UPDs to Avondale	N/A	When 1350 peak hour trips impact Novelty Hill Road east of 208th after North & South backdoors are open	KC CIP Project Quadrant to pay fair share	2007
W1: WSDOT SR 202 @ 244th Avenue NE Signal and/or turn lanes.	N/A	When 100 peak hour tips from UPDs combined impact intersection	WSDOT Project Quadrant paid fair share	TBD
W2: WSDOT SR 203 @ NE 124th Roundabout installed.	N/A	When 100 peak hour tips from UPDs combined impact intersection	WSDOT Project Quadrant to pay fair share	TBD